

**Primary Address**

Address	CNC	CD
<a href="#">2228 W 7TH ST 90057</a>	MacArthur Park	1

[View All Addresses](#)**Project Description:**

A CONDITIONAL USE PERMIT TO ALLOW THE DISPENSING OF A FULL-LINE OF ALCOHOLIC DRINKS IN CONJUNCTION WITH A BAR/LOUNGE WITH LIVER ENTERTAINMENT WITH ACCESSORY DANCING WITH HOURS OF OPERATION FROM 11:00

**Applicant:**

MIKE PECINA [ Company: ]

**Representative:**

ARIEL GUTIERREZ [ Company: CMSLA ]

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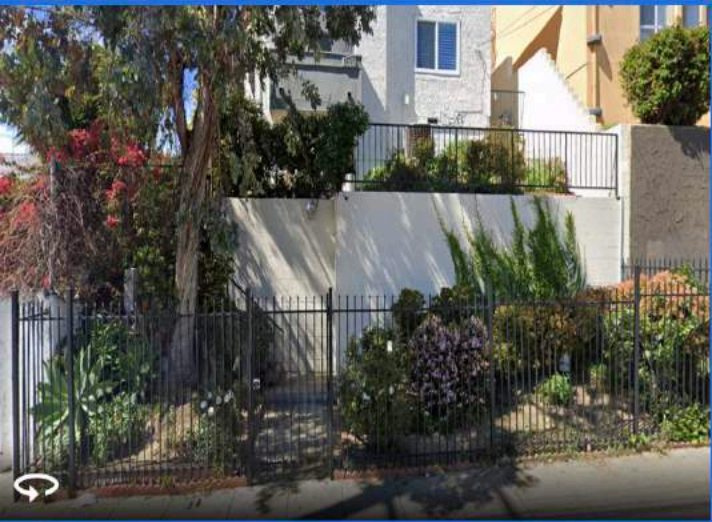




418 N Alvarado St

All

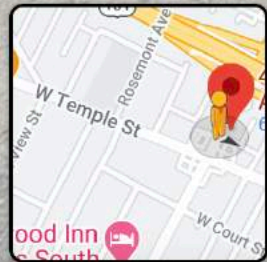
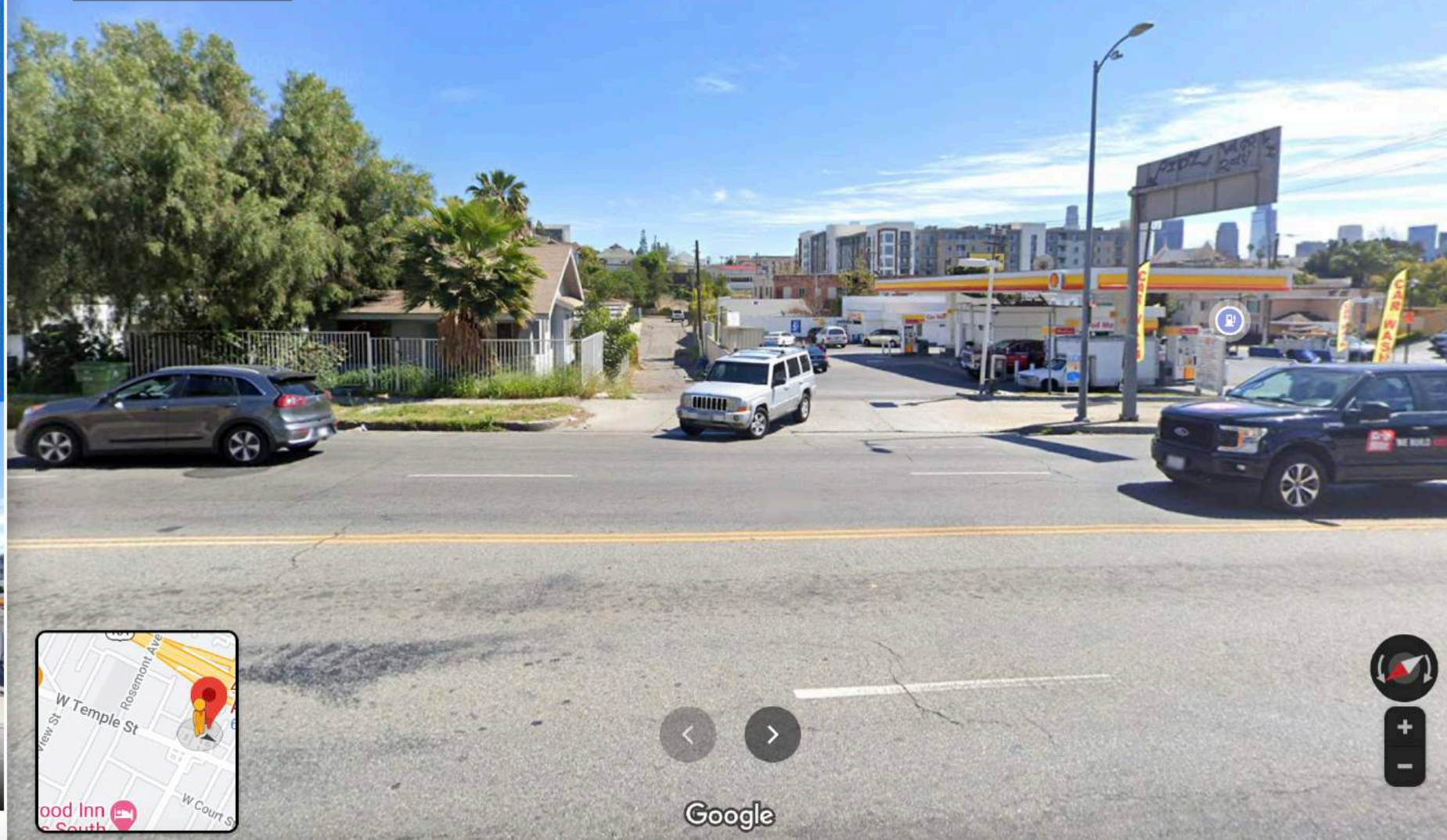
Street View & 360°



415 N Alvarado St  
Los Angeles, California

Google

Street View



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Construction of a new 73-unit, approximately 52,000 square foot mixed-use development including 500 square feet of ground floor commercial space on approximately 19,197 square feet of land (21,517 square feet including alleys), located at 418 – 430 North Alvarado Street. The proposed Project includes a five-story building with two parking levels (including one subterranean level) that provide a total of 81 parking spaces. The Project will include six Very Low-Income units.

1. **Determined**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15061, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus for a project reserving eleven percent of the base dwelling units or six units for Very-Low Income Households, in conjunction with Parking Option 1 and the following two Off-Menu Incentives:
  - a. A 2.85:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1VL Zone; and
  - b. An increase in height and number of stories permitted, to allow a 69-foot, five-story building in lieu of a maximum 45-foot, three-story building for a mixed-use building in the C2-1VL Zone; and
3. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a project that creates or

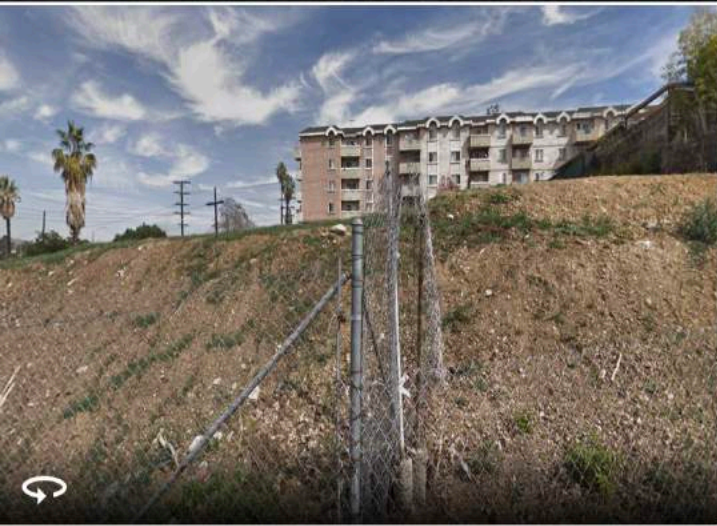
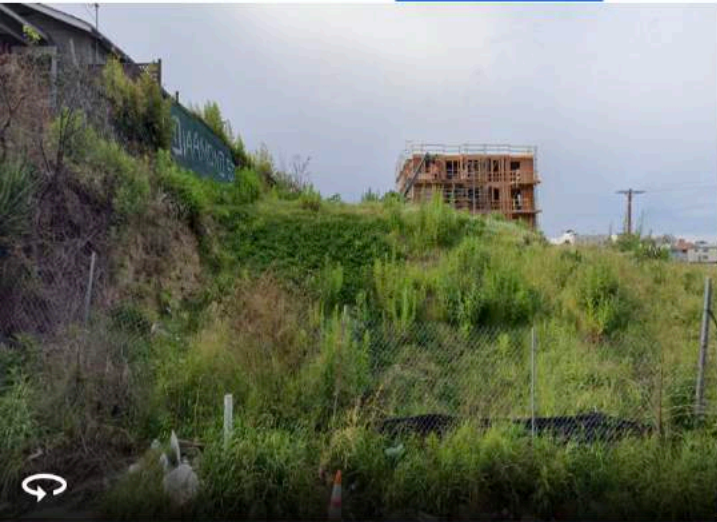




1350 W Court St

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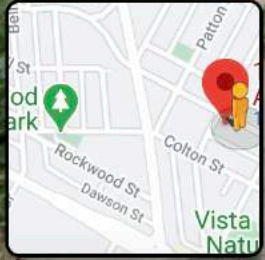
[Street View & 360°](#)



1338 W Court St  
Los Angeles, California

Google

Street View



Google



**Primary Address**

Address	CNC	CD
<a href="#">2859 W FRANCIS AVE 90005</a>	MacArthur Park	1

[View All Addresses](#)

**Project Description:** TOC AND SPR TO ALLOW THE CONSTRUCTION AND MAINTENANCE OF AN 8-STORY, 110-UNIT, APARTMENT BUILDING WITH BASE INCENTIVES, YARD REDUCTIONS AND OPEN SPACE REDUCTION.

**Applicant:** [ Company: HC 2859 FRANCIS, LLC ]

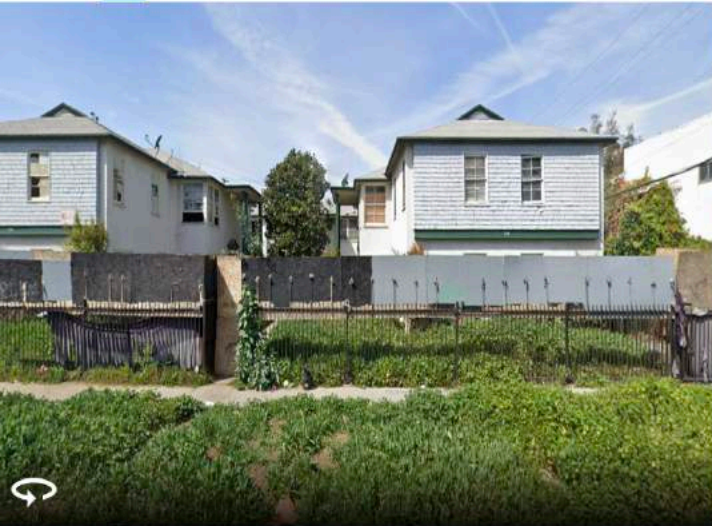
**Representative:** DEREK SANDERS [ Company: SIX PEAK DEVELOPMENT ]



← 139 S Occidental Blvd

All

Street View & 360°



128 S Occidental Blvd  
Los Angeles, California  
Google  
Street View



Google

### Primary Address

Address	CNC	CD
139 S OCCIDENTAL BLVD 90057	Rampart Village	13

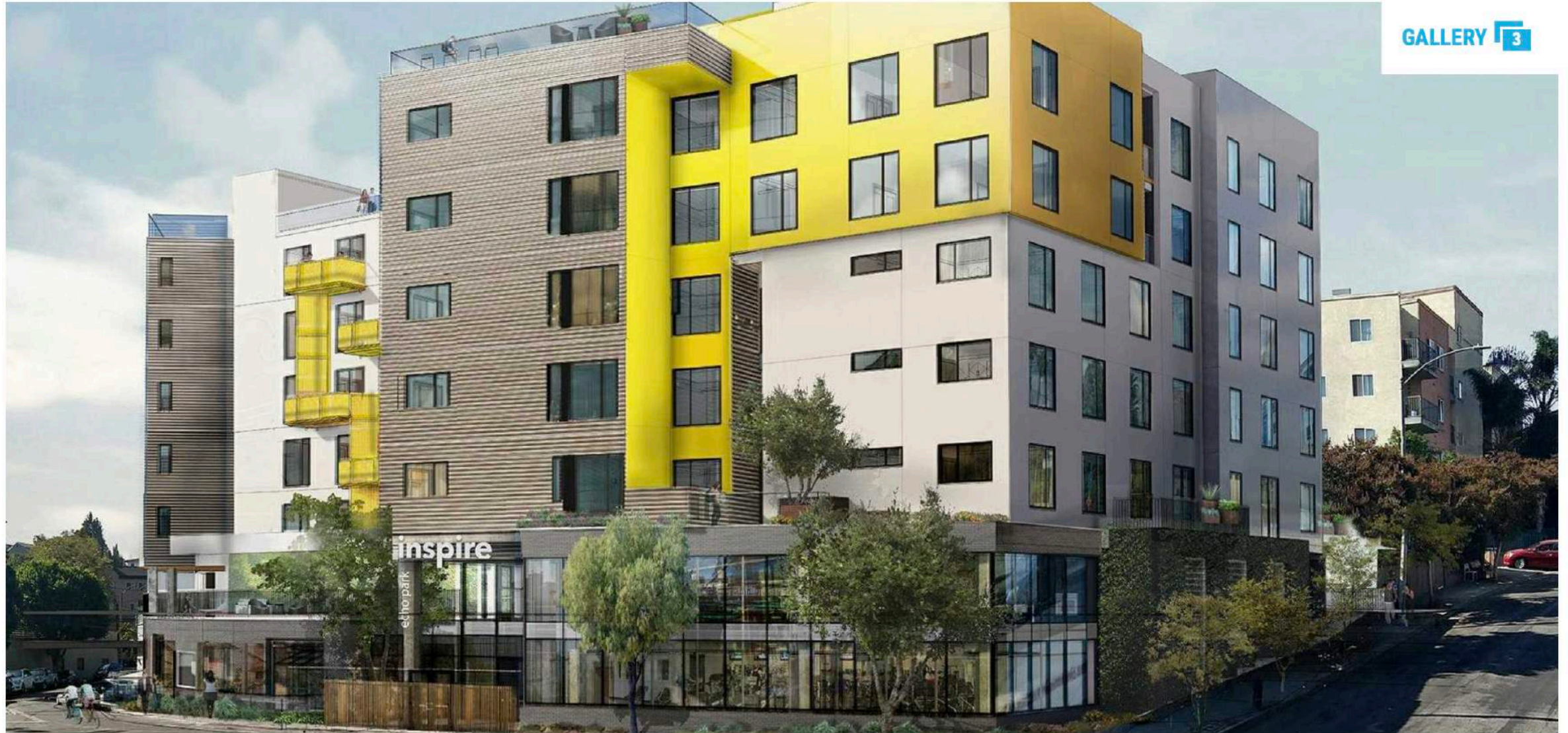
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**Project Description:** TOC FOR A 6 STORY APARTMENT BUILDING WITH 74 UNITS (9 ELI UNITS) AND ONE SUBTERRANEAN PARKING LEVEL

**Applicant:** THOMAS GIORDANO [ Company: SPUDLAND, LLC ]

**Representative:** MATTHEW HAYDEN [ Company: HAYDEN PLANNING ]





GALLERY 3

inspire

elthorpark





Google Street View

The roughly-acre acre property, located at 355 N. Glendale Boulevard, is currently improved with a collection of small commercial buildings. Plans filed by the **Bond Companies**, a real estate development firm, call for razing all existing structures to make way for the construction of a seven-story building containing 90 apartments above an 82-car semi-subterranean garage.

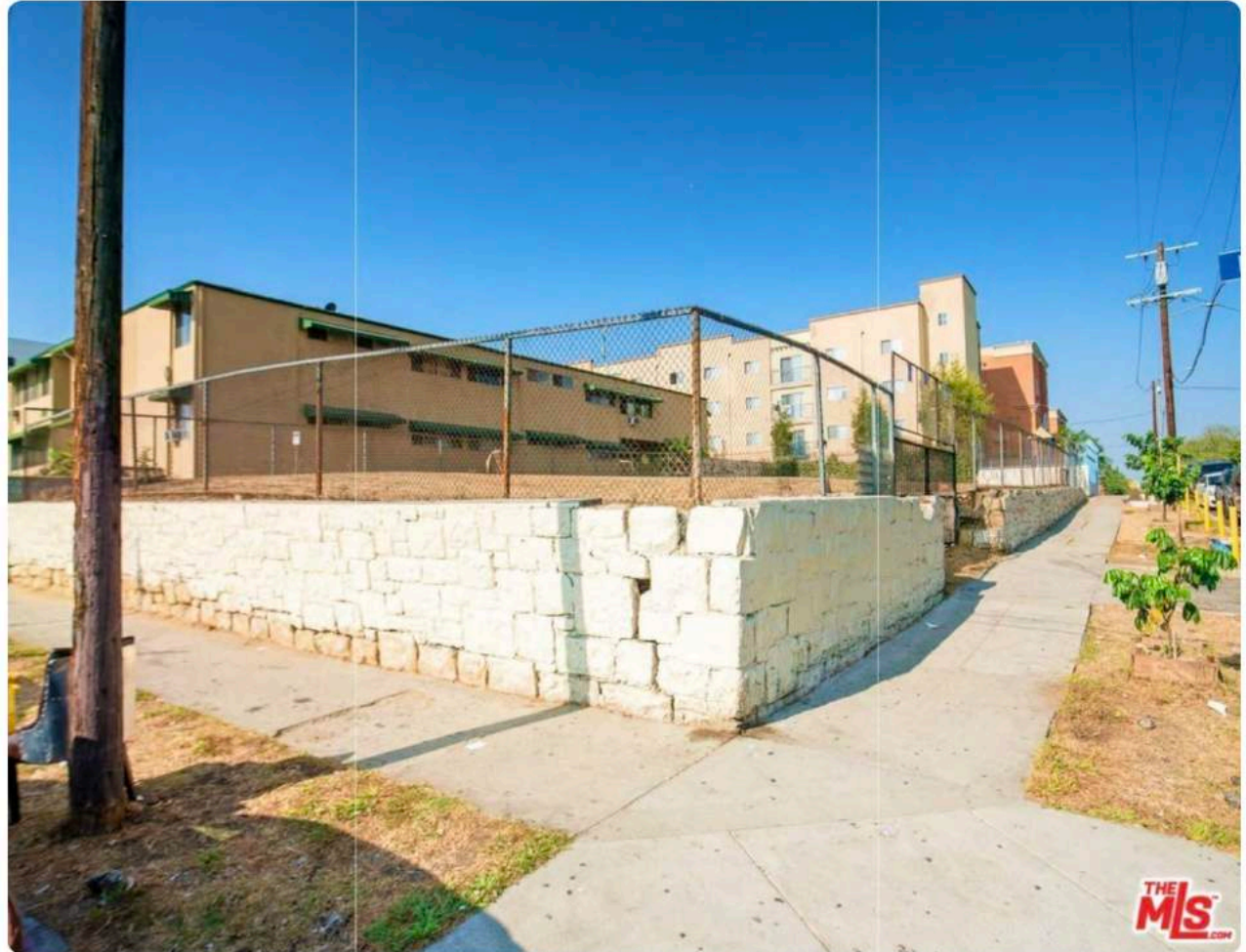
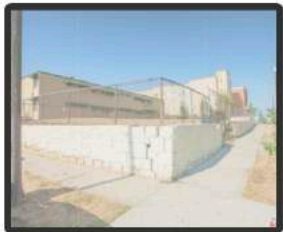
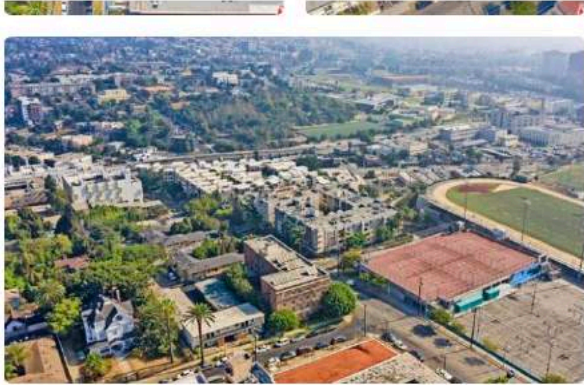
Requested entitlements for the project include **Transit Oriented Communities incentives**, allowing for an increase in allowable floor area and a decrease in required parking. In exchange, the developer would be required to set aside 10 of the one-, two-, three-, and four-bedroom apartments for rent by very low-income households.



Photos Street View

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